



## 3.14 Acres - Commercial Land, Whisby Road

North Hykeham | Lincoln | LN6 3AJ

To Let - £25,000 per Acre per Annum



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.



# 3.14 Acres - Commercial Land

Whisby Road | North Hykeham  
Lincoln | LN6 3AJ

£25,000 per Acre per Annum

Opportunity to Let a site on the edge of Lincoln extending to approximately 1.27 Ha (3.14 acres). The property is well suited to a range of commercial uses including, open storage as well as various alternatives (subject to any necessary planning consents).

- Level and part surfaced site
  - Flexible Terms
  - Immediately Available
- Established Business Quarter
- Good Communication links via A46/A1

## Location

The development is situated fronting Whisby Road within the south west business quarter of Lincoln. The site is currently neighboured by Screwfix, Howdens and Brewers Paints.

The property has an excellent strategic position providing quick access to the A46 Lincoln bypass, which in turn leads to the A1 (11 miles) and all other major road links. Hykeham station is a short walk away,



### Description

A reasonably level site extending to approx 1.27Ha (3.15acres) suited to open storage uses and alternatives (subject to any necessary planning approvals).

The site is part hard cored and fenced. It is located in an established business quarter within a modern business park with well known trade counter occupiers.

Consideration maybe be given to sub division of the site.

### General Remarks

#### Planning

Interested parties are advised to make their own enquiries direct with the Local Planning Authority.

#### Tenure

The site is available To Let by way of a Full Repairing and Insuring leases on terms to be agreed.

#### Terms

To let on a new lease for a term to be agreed at £25,000 per acre per annum.

Consideration maybe given to division of the site.

### Services

Mains supplies of water and electricity are available.

Interested parties are advised to make their own investigations to the utility service providers.

### Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of any common parts of the development.

### Legal Costs

The ingoing tenant shall be responsible for the landlord's reasonable legal costs together with any stamp duty, land tax or VAT thereon.

### Business Rates

Charging Authority: North Kesteven District Council

Description: To be assessed Rateable value: To be assessed. Interested parties should make their own enquiries.

### VAT

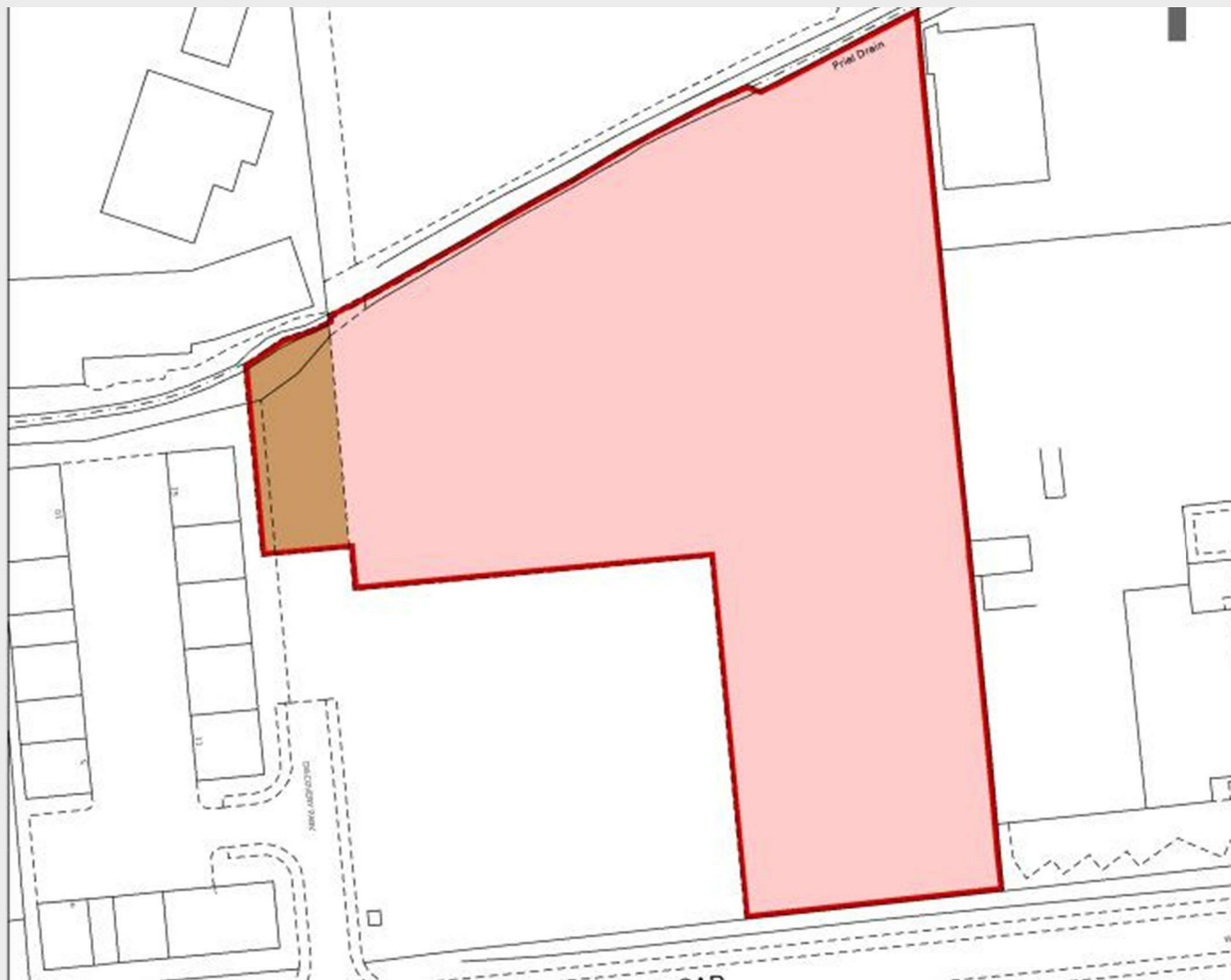
VAT may be charged in addition to the rent at the prevailing rate.

### Joint Agent

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### Agents Note:

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.